

DORCHESTER AVENUE RESIDENT & BUSINESS WORKSHOP COMMENTS

DOT AVE SEGMENT	ANDREWS / SAVIN HILL	FIELDS CORNER	LOWER MILLS / ST. MARKS
TOPIC			
PUBLIC WORKS / PARKS	<p><u>Lighting</u></p> <ul style="list-style-type: none"> <i>Timeframe (for completing work already started)?</i> <i>-Phases?</i> <i>-Is there a window for results</i> Coordination of Public Agencies on construction projects Street Lighting-would like acorn (not lack of lighting) <p><u>Sidewalks</u></p> <ul style="list-style-type: none"> Sidewalk width Curb cuts turn around too long Narrow sidewalks –can't walk side by side <p><u>Streetscapes</u></p> <ul style="list-style-type: none"> Lack of trees Dog Enforcement Tree planting Bike paths More trees and benches Gateway Fields Corner Neighborhood on Street signs unite communities Banner and art Express Culture --Ashtray art Street greening w/operation plan! Gaps in street walls Lack of communication Improve streetscape especially change of use Billboards minimize Columbia to Andrew's -Removed tree grates, hole now -Sidewalks are mess-Holes and patches -16 New Trees planted 	<p><u>Lighting</u></p> <ul style="list-style-type: none"> Street lights placements -Street lights in front of Prudential Center (pendent Lights) St. Lighting needs improvement and bridge in Town Field Coordinate lighting love gas lamps <p><u>Sidewalks</u></p> <ul style="list-style-type: none"> <i>Need Improvement</i> <i>Old, uneven, tough on handicap citizens</i> Brick sidewalks and wheelchair ramps Sidewalk Widening Sidewalk maintenance <p><u>Streetscapes</u></p> <ul style="list-style-type: none"> Parks department presence Highlight reconstruction logically -No identifiers in Fields Corner -Cleaning Up Overhead Bridges -Including Light's paint Tree grates become trip hazards Chainlike fences Reduce visual clutter Community Bulletin Boards -Store front flyer on lamps Park improvements, benches Ronan Park is hard to see and not realized as an asset More trees and plantings Uniform Streetscape Village -like environment Outdoor seating-larger sidewalks North Area-zoning restrictions on use 	<p><u>Lighting</u></p> <ul style="list-style-type: none"> Consistent streetlight fixtures Review streetscape and lighting to create district identity <p><u>Power Reliability</u></p> <ul style="list-style-type: none"> <i>Weather Oriented</i> <i>Interruptions in Summer</i> <i>Infrastructure questionable</i> <i>NSTAR Task Force?</i> <i>Pockets of Dorchester not upgraded?</i> <i>-Business Needs</i> <i>Coordination</i> <i>-Communication via agencies</i> <p><u>Sidewalks</u></p> <ul style="list-style-type: none"> Encourage more pedestrian traffic -Desirability -Shawmut area <p><u>Streetscapes</u></p> <ul style="list-style-type: none"> <i>Tree Trimming</i> Pocket Parks Add open space for parking Add open space for green area Is there a city Arborist? Save more trees Mural projects Local sponsored flower boxes and landscaping Carney area trees on Ave. Bike Rack at the Train Stations Bike oriented signage <p><u>Trash</u></p>

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	<ul style="list-style-type: none"> -3 years ago- No watering, trees are dying Lots of digging along the Ave Consistency of streetscape <p>Trash</p> <ul style="list-style-type: none"> <i>Trash Barrels</i> <ul style="list-style-type: none"> -Household trash is being put in the barrels -Abuse is spoiling possibility of more barrels <i>Barrel/trash crew</i> <ul style="list-style-type: none"> -Rotating crew <i>Cleaning more often</i> <i>Enforcement / Education of storefront cleaning</i> <i>\$\$\$\$\$\$</i> <i>Best case trash initiatives from other cities/states</i> <i>Long term issues</i> <i>Help/develop business w/commercial trash pickup</i> <ul style="list-style-type: none"> -Issue is getting trash consistently picked up <i>Lower Mills</i> <ul style="list-style-type: none"> -Owners not keeping up -Smoking/trash attributes -Trees used by animals/waste -Not kept up -Tree-trimming needed <i>Enforcement of trash</i> <i>Trash cleanup innovation-Adopt a barrel/enforcement/own your sidewalk</i> <i>Trash barrels</i> <i>Litter/ bars , gum, cigarettes</i> <i>Extra manual street sidewalk cleaner</i> <i>Left over campaign signs/garbage who's responsible</i> <i>Trash (Dog Enforcement)</i> <i>Side of McLaughlin Center/Parking lot</i> <i>Dumpster flowing in parking spaces</i> 	<p>Trash</p> <ul style="list-style-type: none"> <i>Need help of community</i> <i>Trash in Savin Hill area</i> <ul style="list-style-type: none"> -Debris in street -Enforcement <i>Trash Barrels</i> <ul style="list-style-type: none"> -T stops need trash containers -Not enough trash barrels -Household trash is being put in the barrels <i>No trash barrels</i> <i>Glass broken everywhere</i> <i>Trash on the ground</i> <i>Trash in back of Clever School</i> <i>Better Trash collection</i> <i>Commercial removal/who is responsible</i> <i>Trash-Bulletin Board</i> 	<ul style="list-style-type: none"> <i>More Trash Bins</i> <i>Trash problem Ashmont</i> <i>Paper, butts, debris</i> <i>Street cleaning -set schedule</i> <ul style="list-style-type: none"> -Need to increase activity <i>Sloppy Garage recycling pick up</i> <i>Trash Barrel placements</i> <ul style="list-style-type: none"> -bus tops, quickie marts <i>Better enforcement of trash violations, needs larger institutions to become partners with community</i> <i>Commercial trash pick up</i> <ul style="list-style-type: none"> -Pooling of business <i>Snow removal of business</i> <i>Better street cleaning programs</i>
TRANSPORTATION	<p>Bus System</p> <ul style="list-style-type: none"> Bus stops not in right place 	<p>Bus System</p> <ul style="list-style-type: none"> <i>Problems related to stopping/not-stopping</i> 	<p>Bus System</p> <ul style="list-style-type: none"> Avenue T-pass/transfers

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<ul style="list-style-type: none"> ▪ Kiosks ▪ Partnerships for locating bus stops not on sidewalks ▪ Public transportation planning too many? Too few? ▪ Bus shelters –Wall Sign Co. <p><u>Crosswalks/Pedestrian Crossing</u></p> <ul style="list-style-type: none"> ▪ <i>Mt. Vernon/Dorchester Ave</i> -Worn away/Need to be painted -No signage -Traffic at JFK hub makes crossing dangerous -Replacement of brick crosswalks lost to const. ▪ <i>Crescent/Dorchester Ave</i> -Dangerous intersection -Timing ▪ Sidewalk improvements ▪ Traffic w/ pedestrians ▪ No bike paths ▪ Andrew square pedestrians ▪ Wider sidewalks and neck downs ▪ Bike paths ▪ Crosswalks needed ▪ Maybe blinking yellow lights ▪ Painting cross walks <p><u>Parking</u></p> <ul style="list-style-type: none"> ▪ <i>JFK</i> -Commuters taking parking spots -2 hour parking spots not enforced -Better enforcement ▪ <i>Columbia Road/Andrews Square (both sides)</i> -Commuters taking parking spots -Create/utilize an empty lot for metered parking ▪ <i>BHA building (Lower Mills)</i> -Empty during business hours -Can use for parking? -Would BHA allow for business owners? ▪ <i>Parking lot behind 1125 Dorchester Ave (BHA</i> 	<ul style="list-style-type: none"> -Bus-stop enforcement -Leads to not following scheduled pick-up/drop-off times ▪ Bus service hazard blocks traffic -Better signage and schedules ▪ Better information at bus stops ▪ Private bus fumes <p><u>Crosswalks/Pedestrian Crossing</u></p> <ul style="list-style-type: none"> ▪ Curb cuts on auto oriented store areas ▪ Hostile pedestrian feeling curb cuts ▪ Sidewalk spaces/outdoor seating ▪ Businesses to be involved in improvement ▪ Seniors' safety ▪ Melville/ Parkman & Dot. Avenue crosswalk timing is bad ▪ <u>Crosswalks</u> -Visibility -Line up w/ ramps etc. -Placements and numbers of crosswalks -Raised cross walks -Charles Street -Fields Corner Center (Adams Street) ▪ Pedestrian circulation is dangerous ▪ Improve walk zones/stripping ▪ Audio at signals ▪ Signals are not pedestrian friendly ▪ Sidewalk widths are dangerous in some areas because of trees and hydrants etc. ▪ Need striping ▪ Pedestrian circulation improvements ▪ Neck downs ▪ Raise crosswalks ▪ Audio and Signal <p><u>Parking</u></p> <ul style="list-style-type: none"> ▪ <i>Freeport Street</i> -Commuters parking on the street, taking 	<ul style="list-style-type: none"> ▪ Bus 18 unknown ▪ Shuttle w/ credibility ▪ Bus route strength ▪ Better cut for waiting ▪ Buses unable to go into station /temp issues ▪ Review frequency and promote bus 18 and day pass system ▪ Better Signage/Schedules/Amenities ▪ More Service on the #18 Bus down the Avenue ▪ Bus 18-frequency and use ▪ Increase bus service <p><u>Crosswalks/Pedestrian Crossing</u></p> <ul style="list-style-type: none"> ▪ <i>Risky</i> ▪ <i>Crossing Enforcement</i> -Signs enforcing Pedestrian Right of Way ▪ <i>Lower Mills</i> -Traffic Flow & Parking is OK ▪ <i>Ashmont</i> -Foot Traffic -Detail, 5-7 pm (enforcement) -Several pedestrian accidents -Bring back "Operation Crosswalk" ▪ <i>St. Marks (Crosswalks)</i> -School children caused problems but was remedied by enforcement ▪ Raised pedestrian crosswalks/traffic calming ▪ Encourage more pedestrian traffic ▪ Pedestrian lights -Adams Village ▪ More pedestrians, longer term ▪ Review surface treatments for cross walks ▪ Consider on-going pedestrian ▪ Improve signals for Pedestrians or right turn on red restrictions <p><u>Parking</u></p> <ul style="list-style-type: none"> ▪ Parking lots and Fields Corner ▪ Need parking in Lower Mills
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	<p><i>?) is always empty, possible use as business owner parking</i></p> <ul style="list-style-type: none"> ▪ Grey—parking lots-St. Louis Pearl Avenue ▪ Create Municipal parking--Regulate usage/Behind storefronts (like Brookline) ▪ Bus stop-parking enforcement ▪ Big rigs parking and idling ▪ Resident parking ▪ Trucks double park in front of stores ▪ Commuters park to hop on the T ▪ IMD--Neighborhood stickers ▪ Condos two cars two units ▪ Space for parking lots? Empty lots for parking ▪ Business owners/residents ▪ Parking Partnership ▪ What happens if cars are parked overnight tow? ▪ JFK Parking overflow ▪ Lots across from Halim Street, belongs to glass company, people park there not going to glass store/Not much empty space ▪ Needs to control time limit to parking ▪ T needs parking at the T stations especially Quincy and other locations ▪ Enforce loading for stops, space ▪ How Street <ul style="list-style-type: none"> -People parking illegally -People speed -Safety issue for fire engines <p>Traffic</p> <ul style="list-style-type: none"> ▪ Speeding cars ▪ Car Speeding down side streets ▪ Tractor trailer limit times ▪ Turning Lanes and potential peak restrictions ▪ More Zip Cars ▪ Book-In Praise of Slowness/ Book on slow cities ▪ Freeport, Hancock, East Cottage and Dot 	<p><i>business parking</i></p> <ul style="list-style-type: none"> ▪ <i>-Parking meters as a means of enforcement</i> ▪ <i>Ashmont (By firefighter station)</i> ▪ <i>-Enforcement issues</i> ▪ <i>Commercial Drop-offs</i> ▪ <i>-Trucks create possible hazardous situations along Dorchester Ave, too many of them</i> ▪ <i>Inconvenient parking for store owners</i> ▪ <i>Empty lots to be used as parking</i> ▪ <i>-Use for residents</i> ▪ <i>-Geneva Lot</i> ▪ <i>Turn to Municipal lot</i> ▪ <i>Prevent towing</i> ▪ <i>Municipal garages to supply business district</i> ▪ <i>Study other cities improvements w/parking & trash</i> ▪ <i>Zoning Changes to prohibit auto use</i> ▪ <i>Meters not needed</i> ▪ <i>Outside parkers (day timers in the city)</i> ▪ <i>Designate parking times i.e. 9-5 Resident only... Handicap</i> ▪ <i>Meter for parking @T station</i> ▪ <i>Odd-Even side of street parking</i> ▪ <i>Better enforcement e.g. 2 hour parking spaces used by commuters</i> ▪ <i>Commuter Parking-around Shawmut and Fields Corner T</i> ▪ <i>-Proposed: Metered Parking deter commuter's b/c it discourages parking for local businesses and enforcement is easier</i> ▪ <i>School Drop off: Dangerous</i> ▪ <i>Loading and drop off activity adds to congestion</i> ▪ <i>Parking issues at Fields corner area</i> ▪ <i>Parking in Fields corner lot</i> ▪ <i>Entrance to mall, easy entrance</i> ▪ <i>Limited Parking Look at more</i> ▪ <i>Use media to spread parking information</i> ▪ <i>Deliveries early morning limited</i> 	<ul style="list-style-type: none"> ▪ -Good for pedestrians and business in Lower Mills area ▪ Enforcement and corner parking ▪ Lack of parking supply for retail customers between wells and Peabody Square and twice the parking ▪ Ticketing after 2 hours ▪ Enforcement is a plus of ▪ Signage not enough ▪ Lack of enforcement on long term "abandoned" cars ▪ Lack of parking for multi-family development ▪ Conflicting/redundant signage ▪ Not enough commercial loading areas ▪ Twice as parking for commercial loading ▪ Potential/lack of meters ▪ Non residential parking in neighborhoods to use Shawmut train station ▪ Public Parking <ul style="list-style-type: none"> -For destinations area -Frequent bus would help -Better sidewalks ▪ Parking and access study w/BTD ▪ Analyze parking opportunities and area planning <p>Traffic</p> <ul style="list-style-type: none"> ▪ <i>Left turning lanes needed</i> ▪ <i>-Gallivan Blvd.</i> ▪ <i>Efficient intersections</i> ▪ <i>Parking on some sections interferes with traffic flow</i> ▪ <i>Lower Mills</i> <ul style="list-style-type: none"> -Traffic Flow & Parking is OK ▪ <i>Ashmont Station</i> ▪ <i>Parking could cause problems</i> ▪ <i>How can businesses work at the location?</i> ▪ <i>Illegal parking at Ashmont</i> ▪ <i>Dot Ave/T Stops</i> ▪ <i>Ashmont T/Bailey Street</i> ▪ <i>Delayed Lights turns and intersections</i> ▪ <i>Dot/Bailey</i>
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	<p>Avenue</p> <ul style="list-style-type: none"> Trucks on Expressway @ midnight going to meat market -Columbia Road exit, stay onto Andrew square, houses shake -Talk to markets, have them talk to truckers stay on Expressway, is Dot. Avenue congested Need updated traffic data Traffic on x streets Too many people w/ too many cars Use Dot Ave as an alternate route? Why? Traffic Study Keyspan/water in middle of road No detail dealing with traffic No one directing traffic Gridlock along the Avenue Is traffic local or commuters? Columbus to Andrew Sq. -Two signals People speed Complete traffic study -Locals or commuters? Check if deliveries are coming at rush hour restricts trucks, peak times Take land Freemont/Hoyt -Traffic goes up street -Create a street Parallel Streets need attention too What is causing congestion? Connections to 93/Morrissey Blvd. Reduce the number of signs Dot Avenue/Freeport be modeled after Peabody Square Intersection <p><u>Traffic Lights</u></p> <ul style="list-style-type: none"> <i>Right on red at Columbia & Dorchester Ave</i> <i>Dorchester and Park Street</i> 	<p><u>Traffic</u></p> <ul style="list-style-type: none"> Traffic circulation at Park Street and Gibbon Bottle necking Low bridge (Field's Corner) Speed from side streets onto Dot. Ave Reconfiguring traffic flow, in order to widen sidewalks? Need striping Need signs from Highway Traffic at Dot. Ave. and Adams Freeport intersection Freeport and Adam intersects and Melville <p><u>Traffic Lights</u></p> <ul style="list-style-type: none"> <i>Synchronization</i> <i>-Intersection of Columbia Road</i> <i>-Freeport St.</i> Too many traffic lights Computerized traffic signals Freeport Street and Dot Ave. signals Signals –timing between lights Coordinate traffic signals 	<ul style="list-style-type: none"> -Sign problem Enforcement Taxis at Ashmont Station on Dot Ave. Faster By Bicycle Clearing out intersections Melville/Dot Ave Lower Mills Hydrant and /T Bus <u>Traffic Flow</u> -Timing of deliveries -Locations of trucks -Loading zones Reduce cars on the avenue (long term) Narrower Lanes -reduced lane size to slow traffic <p><u>Traffic Lights</u></p> <ul style="list-style-type: none"> Peabody Square Light Traffic Light Sequence (Short term) -Especially Peabody Square Pedestrian Lights -Adams Village How lights phased-standardized for all Valley Road at Carney timing—sensors Carney hospital light Review traffic signals Outbound left turn signal to Ashmont Wells and Dot. Ave new signals
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	<p><i>-When approaching the intersection going north, it's hard to make a left hand turn and can hold up traffic</i></p> <p><i>-Create left turn lane?</i></p> <ul style="list-style-type: none"> ▪ Traffic timing ▪ Working light at Freeport Street ▪ Lower streetlights [ask Kay] ▪ Freeport Street intersection signal 		
PUBLIC SAFETY	<ul style="list-style-type: none"> ▪ <i>Homeless</i> ▪ <i>Prostitution</i> ▪ <i>Drug dealers</i> ▪ <i>Criminal activity</i> -Burger King Dorchester Tire 	<ul style="list-style-type: none"> ▪ Fields Corner area dark—needs tree ▪ Not enough Police presence ▪ Not enough streets lights ▪ Afraid to park in the mall lot (D/N) ▪ Afraid to go to Bank ▪ Loitering day/night -Public Places -Public Drinking ▪ Police presence/safety ▪ "Beat cop" 	<ul style="list-style-type: none"> ▪ <i>Nighttime "Activities"</i> -Peabody Square area -St. Marks area ▪ <i>Response of Police Department to situations</i> ▪ <i>Liquor Stores enticing vagrancy</i> -Nips, Singles (Prohibit) ▪ <i>Fencing of McCormack Park to limit problems</i> ▪ <i>Kids gathering at midnight to buy Madden 06 at Game Stop didn't cause problems (Positive Comment)</i> ▪ Abandoned Buildings -Wells/Tillman Area
BUSINESS ASSISTANCE / ENHANCEMENT	<p><u>Design Issues</u></p> <ul style="list-style-type: none"> ▪ <i>Steel grating</i> -Use allowed? ▪ <i>Neon signs</i> -Use allowed? ▪ <i>Sidewalk signage</i> -No enforcement ▪ Façade Improvements, unify upgrade materials identify enforcement/sign education ▪ Attractive grates-innovation to graffiti ▪ Uniform signage ▪ Trash and Cigarette Butts ▪ Commercial Signage ▪ Facades/Store Fronts ▪ Graffiti ▪ Pull Downs/ In disrepair 	<p><u>Design Issues</u></p> <ul style="list-style-type: none"> ▪ Remove Bill Boards ▪ Better Ads ▪ More Open Windows ▪ Enforce Sign Code and grill code ▪ Improve mix of businesses and look at cluster ▪ Grates Have to Go! ▪ Better district lighting ▪ Lappen's Bldg. ▪ Chain link Fencing/poor edge conditions-No Parking ▪ Difficult for pedestrians to get around ▪ Trash Problems ▪ Organized Facades ▪ Sign are irregular /visual pollution ▪ Mixed use promote development 	<p><u>Design Issues</u></p> <ul style="list-style-type: none"> ▪ Trash from McDonalds? ▪ Shopping Carts Abandoned ▪ Storefront Improvements ▪ Establish look through signage or planters or banners ▪ Improve façade on Store 24 in Peabody Sq. ▪ Reduce and prohibit solid grates also barbed wire, solid grates ▪ Increase interior visibility no grate ▪ Signage -Beadle Street <p><u>Business Assistance Issues</u></p> <ul style="list-style-type: none"> ▪ <i>Computer Classes</i> -Computer "101" Class

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	<ul style="list-style-type: none"> Dewar Street <ul style="list-style-type: none"> -Lot not paved -Covered in ice in winter -Not paved, claim no foundation Eyesore <ul style="list-style-type: none"> -Dependable cleaners +3 business 1155 Dorchester Avenue <ul style="list-style-type: none"> -Parking lot small -Trouble turning onto Dorchester Phasing putting in acorn lighting Accent brick strips Lights are too bright outside 3rd floor homes <ul style="list-style-type: none"> -Rest of area should have same treatment (streetscape) -As businesses Lowe Mills to Andrew Sq. 5 Different Lights Consistency along Avenue <ul style="list-style-type: none"> -Signage enforcement: age, design -Grates-ugly -lower mills signage is consistent -lack of signage enforcement -Sign Co. should know signage code -Trash enforcement -Services -Materials, Lighting of sign Design Standards and upkeep Create a Design Overlay Program Business signage enforcement and standards <p><u>Business Assistance Issues</u></p> <ul style="list-style-type: none"> Educate new businesses New Business Opportunities- to educate explain goals and standards Help to compete w/chains/big box [maintain mixture, walk-able destination] Education/technical assistance Home Works Programs Education about City resource, accessibility -Multilingual 	<ul style="list-style-type: none"> Trash Build-up Boarded up windows Vacant store front Storefront pedestrian congestion Enhanced design review Not appealing signage to all The rundown look does not invite activity Fields Corner trash Re-locate trash barrels Neon lights everywhere-code enforcement Trash in Fields Corner Mall, trashcans (Tedeschi's has it too)! ISD/Code Enforcement Town Field!! Can it be maintained? Sign Code- Raise the fines <p><u>Business Assistance Issues</u></p> <p><i>ISD Workshops</i></p> <ul style="list-style-type: none"> <i>-Education to prevent problems</i> <i>-Permitting process</i> <i>-Allow easy access</i> <ul style="list-style-type: none"> <i>Hotline for business owners subject to property damage by city construction</i> There is no business handbooks "how to" for business owners, need one <p><u>Business Enhancement Issues</u></p> <ul style="list-style-type: none"> <i>More post offices (more conveniently located)</i> <i>More mail boxes</i> Need of stores of various types and various hours Safety issues-after 6PM Historic building restoration and preservation Inter-relation between residential, business and transportation Absent property owners Owners of stores are not property owners Fee of increase rent from upgrades Commercial trash- small business owners? Fee structure for collection 	<ul style="list-style-type: none"> <i>Bring back, develop "Shop Dot Ave Program"</i> <i>Develop inventory of Business / Vacant Business & Owner Database</i> <i>Business inventory follow-ups by Police Department not working</i> <i>Difficult to find contacts or locate property owners</i> <i>-Important to Initiative</i> <i>-Difficult to work with because of age, etc.</i> <i>-Lots of outreach is needed</i> Education of Business Owners City Sponsored Grants Dorchester Board of Trade-Approach Business Owners <p><u>Business Enhancement Issues</u></p> <ul style="list-style-type: none"> Barnes and Nobles Book Store/Coffee Zipcar at T stops Extend sidewalks and crosswalks Focus on pedestrian –encourage pedestrian traffic Tax Dot Ave Business for Street Cleaning Courtesy Shuttle Inclusive Neighborhood Associations Banners to Identify "Villages" along the Avenue Kiosks promoting local organizations /businesses, places of interest Look and feel district for each section T stations have similar look Promote sub-districts by main street by neighborhood and residents Lack of control on development More people living on Avenue Add mixed use w/parking -Underneath, Behind, Building up vs 1 story Lower Mills <ul style="list-style-type: none"> -Great Model for store variety i.e. ice cream shop, antique store, lofts Peabody Square "In process" of turning around Wells/Talbot triangle lots of potential
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	<p>-Outreach</p> <p>Business Enhancement Issues</p> <ul style="list-style-type: none"> <i>Signage improvement needs to bring in landlords</i> <i>Hard to find housing due to few vacant lots</i> -Many buildings only one-story high, next to three story-high buildings -Competition to build affordable units above one-story storefronts to test concept Economic opportunities Redevelopment Auto body Bring all civic groups together regularly -Like JP and Rox -Begin an all Dorchester group Business wants to come-China Peal Expand Positive Businesses (retail) Behind storefront parking (like Brookline) Main Streets Program Attract New Businesses -Book stores -Banks Creating an industrial area (Spire to Freeport) (City owns bldg. in area) -Disgrace forget area -Conflicting info about is it restaurant or business area gateway to Boston Define areas: Business, residential Morning or afternoon loading Reduce rush hour conflicts Enforcement of all parking esp. all areas/borders Double parking problem 15 minute limit Meters and meter maids Market study to help w/technical assistance to gear new Businesses towards Unify across specialty and geography. 	<ul style="list-style-type: none"> Vacant bldgs.—develop Encourage business owners to rent Wish list of bldg./business types Increase parking/trash/snow fees Increase investment of Fields Corner library Mixed use store fronts and housing above Coordinated Development Don't feel safe in FC certain times of day Hours of Operation Safety Mix type of businesses Multiethnic language access Attracting new diverse businesses Strengthen the identity of Dot. Ave <p>Strengths</p> <ul style="list-style-type: none"> Historic Bldg. Ethnic Diversity Mixed of businesses and services Verizon Building Fencing Community Institutions Community Districts is very accessible Nice Street Lights Gas Lamps Hero Square –Very Nice Approachability Mixed use Historic value Safety 	<ul style="list-style-type: none"> Too Many: -Nail salons -Real Estate offices -Car repairs Need: -Office space -Cultural institutions and expansion of existing -Bakery -Mix of retail to appeal mix of incomes -House wares -“Neighborhood” grocery store near Welles -Banks—Peabody Square - Variety of restaurants Housing improvement Area development planning Visioning Area development study Update or review Main Street Analysis and extend to Lower Mills Enhance design control over business signage, fencing, lot edge, conditions zoning Energy Efficient and green Create area development plan to promote mixes use development Banton St. -parking and open space -retail and residential -current RFP Verizon (Beale Street) better use
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	<ul style="list-style-type: none"> Alliance Walk-able Not enough turnover in parking Commuters abuse Construction obstruction Mix of types of businesses Need a bank ATMs on this stretch Auto uses phased out repair Move restaurants especially nice ones and ethnic specialties Cultural barriers Alliance-across races Density near T stops Study demographics—use age Racial sensitivity -Liaisons -Absentee landlord -Lack of access to information Language Age St. Margaret's School -Being leased by a charter school for 1 year—What happens when lease is up? Empty Lot-Dot/Freeport -used for bus parking -Shaw's owns-were to build new Shaw's—it's a mess Alliance/ communication -Across ages/ diversity /civic associations City year volunteering great for Dot. Avenue and youth –contact City Year 		
HOUSING	<ul style="list-style-type: none"> Derelict buildings Promote housing and improvement (but not forcing people out) Design Overlay District Assisted /elderly housing Other types of housing 	<ul style="list-style-type: none"> No dense housing Commercial vehicles using residential street Street Cleaning Fill in vacant lots with housing SROs Mixed use buildings 	<ul style="list-style-type: none"> Affordability Influx of condo development Preserve existing housing stock BRA Planning for development opportunities Underutilized lots Need bigger buildings

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	<ul style="list-style-type: none"> St. Williams Church, Artist Housing Harvest and Dorset- new housing Vacant Lot (near Columbia, Mt. Vernon) Dirty Another Lot-4 cars there (near Andrew SQ— locus washburn?? City owned land or privately owned) Hallam Street <ul style="list-style-type: none"> -Triple deckers- Rentals -Dirty trash -How do we deal w/ landlords? -Rats Lots of digging along the Ave Identified possible housing sites for elderly Maximize vacant parcels for housing <p>Strength</p> <ul style="list-style-type: none"> Room for density around T stops Foundation stock exist for mixed uses retail on bottom Affordability Waterfront Accessibility to downtown Homework's grant <p>Weaknesses</p> <ul style="list-style-type: none"> Grey Area (in front of properties)— trash/upkeep Responsibilities monthly clean-up, schools trash barrels Lack of maintenance absentee landlords Not attractive to families <ul style="list-style-type: none"> -Kids play space -Cars Not enough mix of types <ul style="list-style-type: none"> -Lofts Responsibility/care Landlords quick turnover more and better neighborhood shopping Dot. Ave housing is more run-down than side 	<ul style="list-style-type: none"> Saturation of SROs TOD Snow removal on Dot. Avenue (walkers) Artist Work/living Spaces Fields Corner Mall (not a good neighbor) Enforcement follows through MBTA Snow/trash Post office tickets and tow No money for street sweeping trash and signage Inequality from neighborhoods Dot vs Beacon Hill /S. End Housing use in Fields Corner Area Housing on top of Stores Higher density neat T Tax incentive for housing to reduce store rents Lower parking requirements North of Fields Corner more housing More housing in the Fields Corner Area Housing Business Mixed use Higher Density of housing around transit No luxury condos Mix income housing Police station reuse for housing Constant sidewalks St. Treatments Raised cross walks- no paintings Housing Develop mixed use and adaptive reuse on Dot Ave. Nearer T, reduced parking Sell vacant lots Too much program housing in some areas <p>Strengths</p> <ul style="list-style-type: none"> Mix ethnic groups T Historic Assets Park (Field Corner Playground) Library Community based resources and services 	<ul style="list-style-type: none"> More housing adds life More parking issues Respect exciting buildings Transform commercial to residential Not enough housing right @ Dot Avenue Transit Oriented Housing is "T" Fields Corner Opportunities 2nd story up housing -Enlivens Activity Home improvement programs for Dot. Avenue residents enforcement on non-owner occupied Preservation of historic housing Baker Lofts Area a success Dot Historical Society should be involved in the Avenue Project Adaptive Re-Use –capitalize on church efforts Fields Corner "Plaza" ignores Turns back on transit Design and control signage and building design Housing improvement program Capitalize on historic and importance of Dot. Ave \$\$ to improve existing housing Knights of Columbus housing and parking
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DORCHESTER AVENUE RESIDENT & BUSINESS WORKSHOP COMMENTS

	<ul style="list-style-type: none">streets▪ Sewer construction tore up progress disruption vs. beautification▪ Upkeep▪ Trees, plantings▪ Dog clean-up▪ Feels forgotten▪ Savin Hill▪ Jones Hill Neighborhood Assoc. not diverse	<ul style="list-style-type: none">▪ Dorchester Historic Society helps to preserve bldg. <p><u>Weaknesses</u></p> <ul style="list-style-type: none">▪ Not enough section 8 affordable housing▪ Project based▪ Need more elderly housing support	
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